

OMAHA, NEBRASKA
MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES
EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS
2003 - 2008

<i>TARGET GROUPS & HOUSING TYPES</i>	<i>Omaha Douglas</i>	Program #1	Program #2	Program #3
		Housing Activity - Purpose-Location Long-Term Supportive Living with Medical and Behavioral Health, and/or personal support. 40-50 beds at two sites. Potentially Purchase/Rehab Existing Nursing Home - Central Omaha. 24 Hour Staff; Management, Nurses Two Types of Long-Term, Level 1 and 2.	Housing Activity - Purpose-Location One- and Two-Bedroom Apartments with Rent Subsidy in Central Omaha on Bus Routes, Possible Purchase/Rehab 20+ Unit increments, Four Sites, Total – 120 units – Phase 1.	Housing Activity - Purpose-Location Bellevue/Sarpy County Location with Supportive Services Apartments – 20 units, One- and Two-Bedroom Units, Transportation Necessary.
19-21 Years (0%-50% AMI) Crisis/Respite Care/Emergency Shelter Beds	27			
Group Residential Beds	67	Potential-Coordination	Potential-Coordination	Potential-Coordination
<u>Residential Units</u>	<u>118</u>	Region VI, Existing Mental Health Services Providers – League of Human Dignity for Medical and Personal Care.	Salvation Army, Community Alliance, New Providers Teaming with For-Profit Developers, Catholic Charities.	Community Alliance, Salvation Army, Lutheran Family Services.
SUBTOTALS (UNITS/BEDS)	212			
22+ Years (0%-30% AMI) Crisis/Respite Care/Emergency Shelter Beds	58	Possible Funding Sources	Possible Funding Sources	Possible Funding Sources
Group Residential Beds	168	Tax Exempt Bond Financing, Community Development Block Grant Funds, Nebraska Affordable Housing Trust Funds, Tax Increment Financing.	HUD Section 811/202 or HOME Funds, Nebraska Affordable Housing Trust Funds, Community Development Block Grant Funds, Low Income Housing Tax Credits, Midwest Housing Equity Funds, with Section 8 (Omaha Housing Authority).	HUD Section 811/202 or (HOME Funds), Nebraska Affordable Housing Trust Funds, Community Development Block Grant Funds, Low Income Housing Tax Credits, Midwest Housing Equity Funds, with Rental Assistance.
<u>Residential Units</u>	<u>605</u>			
SUBTOTALS (UNITS/BEDS)	831			
TOTALS (UNITS/BEDS)	1,043			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----	-----	-----
2. Est. Land Requirements	127.43 Acres	1.5 to 4 Acres	25 Acres	2.8 Acres
3. Est. Development Costs	\$87,592,000	\$2,750,000	\$10,560,000	\$1,400,000
4. Est. Annual Operating Expenses	\$5,689,100	\$270,000	\$655,000	\$107,000
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$11,644,849	\$700,000	\$1,440,000	\$240,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$5,603,350	\$290,000	\$645,000	\$108,000

Source: Hanna:Keelan Associates, P.C., 2004

